LOT 30 & 31 CYPRESS LANDING S/D.
933-817, 961-2137, WD 1290-2120,

WHITE PATRICK M/ECKER CRYSTAL M
1018 SW JAGUAR DR
LAKE CITY, FL 32025

2027

06-4S-17-08028-131

BUILDING CHARACTERISTICS

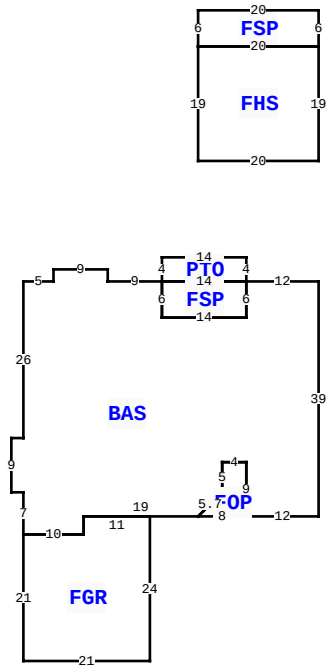
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		6417.1200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100		1,849	176,625
FGR	474	55		261	24,932
FHS	380	60		228	21,779
FOP	44	30		13	1,242
FSP	84	40		34	3,247
FSP	120	40		48	4,585
PTO	56	5		3	287
TOTALS	3,007			2,436	232,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	114.2660	125.69	306,181	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2016 Heated Area: 2229 HX Base Yr 2016



1032 SW JAGUAR DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		232,698
TOTAL MARKET OB/XF VALUE		15,962
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		293,660
SOH/AGL Deduction		90,602
ASSESSED VALUE		203,058
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,647
TOTAL JUST VALUE		293,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2868	POOL	150	01/27/2004
2176	SFR	518	08/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/2120	3/06/2015	WD	Q	I	01	175,000
GRANTOR: JAMES A & NANCY K FRA						
GRANTEE: PATRICK W WHITE & C						
0961/2137	9/06/2002	WD	U	V	07	15,000
GRANTOR: RFJ PROPERTIES						
GRANTEE: JAMES A & NANCY K F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N4 W14 S4 E14$ FSP= W14 S6 E14 N6$ S6 W14 N6 W9 N2 W9 S2 W5 S26 W2 S9 E2 S7 FGR= S21 E21 N24 W11 S3 W10$ E10 N3 E19 FOP= E8 N9 W4 S5 L4 D4 $ U4 R4 N5 E4 S9 E12 N39$ PTR= N20 FHS= N19 FSP= N6 W20 S6 E20$ W20 S19 E20 $ S20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,098.00	UT	1.50	1.50	100	2001	2001	3	100	1,647	
3	0281	POOL R/FIB	0	100	12	21	252.00	UT	65.00	65.00	100	2001	2001	3	40	6,552	
4	0282	POOL ENCL	0	100	20	35	700.00	UT	15.00	15.00	100	2001	2001	3	40	4,200	
5	0169	FENCE/WOOD	0	100	0	0	300.00	UT	10.50	10.50	75	2016	2016	3	75	2,363	

LAND DESCRIPTION

TOTAL OB/XF 15,962

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.43 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS